



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7625 Belgrave Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291400



\$749,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	2,484 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Hardwood, Tile

Sewer: Holding Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 29-71-5-W6

Exterior: Vinyl Siding

Zoning: RE

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Inclusions: N/A

Situated on a half-acre lot in Carriage Lane Estates, this 2,484 sq. ft. modified bi-level offers the space of acreage living with the benefit of lower county taxes. The main floor features an open layout with a two-story great room, gas fireplace, and a kitchen equipped with granite countertops, a large island, and a walk-in pantry. The master suite is located on the main level and includes a tiled shower, jetted tub, and dual walk-in closets. Above the triple heated garage, you'll find two additional bedrooms, both featuring their own walk-in closets and private 4-piece en-suites. With stone exterior accents, main-floor laundry, and a three-car garage, this home provides a practical yet high-end setup inside and out.